

3150 M STREET & 1083 WISCONSIN AVE., NW

Proposed FAR Calculations

<u>FLOOR</u>	<u>RETAIL/COMMERCIAL</u>	<u>RESIDENTIAL</u>
1ST FLOOR	1980 GSF	344 GSF
2ND FLOOR	1840 GSF	375 GSF
3RD FLOOR	<u>0 GSF</u>	<u>2399 GSF</u>

FAR TOTAL PROPOSED	3820 GSF	3118 GSF
FAR ALLOWABLE*	3882 GSF	2588 GSF

*Assumes 1.5 FAR for retail commercial & 1.0 FAR for residential

LOT SIZE = 2588 GSF

TOTAL PROPOSED FAR = 6938 GSF

TOTAL ALLOWABLE FAR = 6470 GSF

EXISTING BUILDING GSF = 7371 GSF
1ST GSF = 2573 GSF
2ND GSF = 2399 GSF
3RD GSF = 2399 GSF